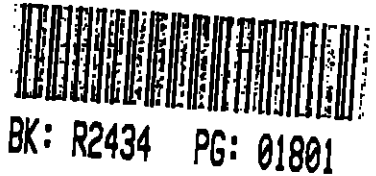


This instrument prepared by:
Susan S. Thompson, Esquire
3520 Thomasville Road - 4th Floor
Tallahassee, Florida 32308-3469

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LANDMARK SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by MICHAEL'S OF
TALLAHASSEE, INC., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Leon County, State of Florida,
which is more particularly described in Exhibit "A" attached hereto and by reference made a party
hereof;

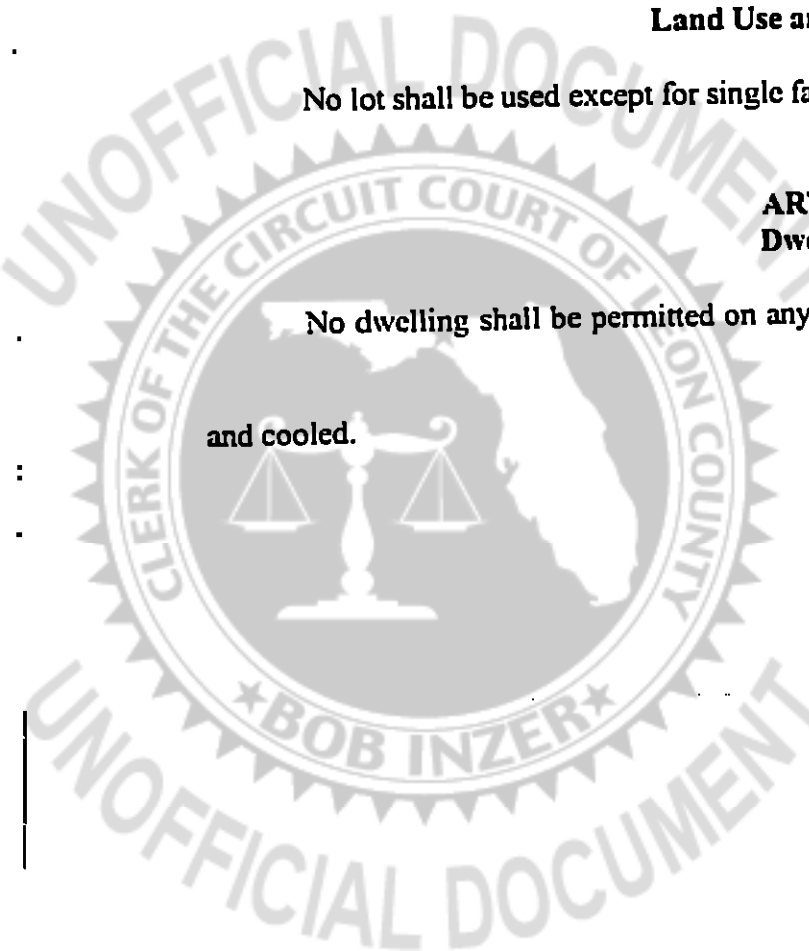
NOW, THEREFORE, Declarant hereby declares that all of the property described above
shall be held, sold and conveyed subject to the following easements, restrictions, covenants and
conditions, which are for the purpose of protecting the value and desirability of, and which shall run
with, the real property and be binding on all parties having any right, title or interest in the
described properties or any part thereof, their heirs, successors and assigns and shall inure to the
benefit of each owner thereof.

ARTICLE I Land Use and Building Type

No lot shall be used except for single family residential purposes.

ARTICLE II Dwelling Size

No dwelling shall be permitted on any lot unless it is at least 900 square feet that is heated
and cooled.



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**ARTICLE III
Building Location**

No building shall be located on any Lot nearer to the front lot line or nearer to the side street than the minimum setback lines determined by the Leon County Building Codes. Any outbuildings must be located to the rear of the property.

**ARTICLE IV
Nuisances**

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

**ARTICLE V
Signs**

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than four square feet to advertise the property for sale or lease.

**ARTICLE VI
Livestock and Poultry**

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

**ARTICLE VII
Architectural Control**

No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the



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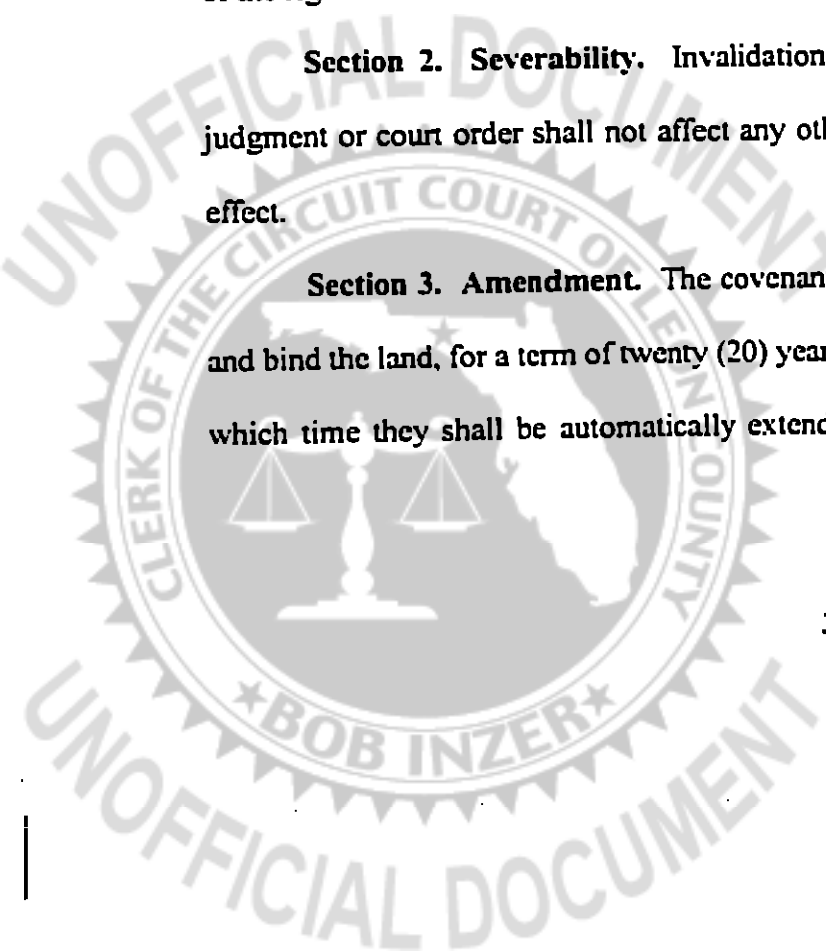
plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the architectural committee composed of two (2) or more representatives appointed by the Declarant. The initial committee shall be Mike Blankenship and Cassandra Harbin. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

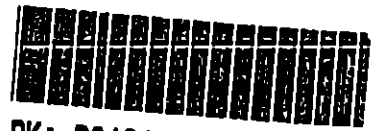
ARTICLE VIII General Provisions

Section 1. Enforcement. Any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for successive periods of ten (10) years. This





Declaration may be amended during the first twenty (20) year period by an instrument signed by

not less than 75% of the Lot Owners. Any amendment must be recorded.

DATED this 15th day of ~~August~~^{Nov}, 2000.

Signed, sealed and delivered
in the presence of:

Mary A. Rivieccio

Michael Blankenship
MICHAEL BLANKENSHIP

MARY A. RIVIECCIO

STATE OF FLORIDA
COUNTY OF LEON

MICHAEL BLANKENSHIP, known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person:

personally known and that an oath was/ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day
^{Nov.}
of ~~August~~, 2000.

Frances Himler Sellers
NOTARY PUBLIC AND WITNESS



Frances Himler Sellers
MY COMMISSION # CC694208 EXPIRES
January 2, 2002
POWERED THROUGH FARM INSURANCE INC



OR 1937PG0593

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Commence at a concrete monument marking the Southwest corner the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 1 South, Range 1 West, Leon County, Florida, said point being the POINT OF BEGINNING. From said point of beginning, run North (Bearing Bae) along the west boundary of the Southeast 1/4 of said Section 24 a distance of 579.32 feet to a concrete monument, said point being the southwest corner of Lot 1, Southfork - Unit 1 (unrecorded), thence run along the boundary of Southfork - Unit 1 the following courses: North 89 degrees 47 minutes 39 seconds East a distance of 824.43 feet to a concrete monument; South 07 degrees 07 minutes 28 seconds East a distance of 161.00 feet to a concrete monument; South 13 degrees 38 minutes 26 seconds East a distance of 244.68 feet to a concrete monument; North 89 degrees 47 minutes 23 seconds East a distance of 97.58 feet to a concrete monument; said point being a point of curve to the left and lying concave to the northwest, thence run northeasterly along said curve having a radius of 30.00 feet, a central angle of 110 degrees 19 minutes 08 seconds, for an arc distance of 57.76 feet (chord bearing and distance - North 34 degrees 37 minutes 49 seconds East - 49.24 feet) to a concrete monument, said monument being on the westerly right-of-way line of Shelfer Road (80'R/W) and on a curve lying concave to the northeast; thence leaving the southerly boundary of said Southfork - Unit 1 run southeasterly along said curve and westerly right-of-way of Shelfer Road having a radius of 1240.90 feet, a central angle of 9 degrees 53 minutes 09 seconds, for an arc distance of 214.11 feet (chord bearing and distance - South 25 degrees 29 minutes 51 seconds East - 213.84 feet) to a concrete monument and point of reverse curve to the right, said curve lying concave to the southwest, thence run southeasterly along said curve having a radius of 1175.04 feet, a central angle of 01 degrees 35 minutes 10 seconds, for an arc distance of 32.53 feet (chord bearing and distance - South 29 degrees 23 minutes 21 seconds East - 32.53 feet) to a concrete monument, thence leaving the westerly right-of-way line of Shelfer Road run South 89 degrees 47 minutes 04 seconds West a distance of 1135.68 feet to the POINT OF BEGINNING.

Containing 12.37 Acres, more or less.

Said parcel being subject to a 10 foot wide strip for "Easement for Utility Lines" as described in O.R. Book 1423, Page 1198 of the public records of Leon County, Florida.

Exhibit "A"

